



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

APRIL 8, 2019

SEMINOLE COUNTY COMMUNITY SERVICES

WELCOME, COMMITTEE!

Agenda

- Introductions
- Purpose- Melody Frederick
- Overview of 2015-2016 Incentive Strategies and Status-Melody Frederick
- 2019-2022 Local Housing Assistance Plan- Melody Frederick
- Next Steps

WHAT IS THE AHAC?

- A committee of up to 11 community representatives and professionals
- The committee is required for State Housing Initiatives Partnership (SHIP) funds
- They provide feedback regarding incentives to increase the creation of housing units that low and moderate household can attain.
- Their feedback is used for state reports and the Local Housing Assistance Plan (LHAP) that is prepared every 3 years.



WHAT IS THE SHIP PROGRAM?

- The State Housing Initiatives Partnership Program- Chapter 420 Florida Statutes
- Created in 1992 by the William S. Sadowski Act
- A trust fund to provide funding for affordable housing
- Funds are generated through real estate transactions- doc stamp taxes
- Seminole County receives approximately \$1.9 million annually

SHIP PROGRAM SET ASIDE REQUIREMENTS

- 75% of SHIP funds must be used for construction
- 65% of SHIP funds must be used for homeownership strategies

In Addition.....

- 30% of the funds must assist very low income households
- 30% of funds must assist low income households
- 20% must be used for persons with special housing needs



SEMINOLE COUNTY SHIP STRATEGIES

HOMEOWNERSHIP

- Purchase Assistance
- Acquisition/Rehabilitation/ New Construction
- Emergency Repair
- Rehabilitation/ Reconstruction

RENTAL

- Rental Housing Development
 - Rapid Re-Housing
 - Rental Deposit Assistance
 - Homeless Prevention Assistance
- *(proposed new strategy for 2019)

AFFORDABLE HOUSING INCENTIVE STRATEGIES 2015

REQUIRED INCENTIVES

- Expedited Permitting
- Review of Policies, Procedures, Ordinances that impact Affordable Housing

OPTIONAL INCENTIVES

- Modification of Impact Fees
- Flexible Density for Affordable Housing
- Flexible Lot Configurations for Affordable Housing
- Inventory of County Owned Land for Affordable Housing

AFFORDABLE HOUSING INCENTIVE STRATEGIES 2019

REQUIRED INCENTIVES

- Expedited Permitting
- Review of Policies, Procedures, Ordinances that impact affordable housing

OPTIONAL INCENTIVES

Propose to submit 2019-2022 LHAP with required incentives only and amend with additional incentives after later committee meetings and in-depth discussions

NEXT STEPS

- AHAC meeting April 8th to review and recommend approval of proposed LHAP strategies and status report
- Committee has option to recommend approval of 2015 incentive strategies or approve required strategies and follow up with additional incentives after later meetings

THANK YOU FOR ATTENDING!

